Gawler East rezoning to provide new homes
July 10, 2008

Minister for Urban Development and Planning Paul Holloway said today the State Government is to rezone land at Gawler East to allow the construction of new housing to meet the growing demand in Adelaide’s fast developing north.

Mr Holloway says the 219-hectare parcel of land, about half the size of the Mawson Lakes estate, is to be rezoned to allow for a new residential development on the outskirts of historic Gawler township.

The parcel of land located 37-kilometres north of the Adelaide city centre was recently brought into the Urban Growth Boundary as part of a State Government initiative to ensure a steady supply of land for affordable housing, Mr Holloway says.

As a consequence of the rezoning, developer Delfin Lend Lease plans to work with both the Town of Gawler and the Barossa Council to develop the land and rehabilitate a former quarry, he says.

“The rezoning of this land acknowledges the continued strong demand for new homes to Adelaide’s north, and will help to generate jobs growth in South Australia’s building industry,” Mr Holloway says.

“The significant investment by Delfin Lend Lease in Adelaide’s north reflects the region’s resurgence, led by projects such as Edinburgh Parks and the pending arrival of the 7th Army Battalion.”

Mr Holloway says the rezoning of Gawler East is also consistent with the recommendation of the recently published Planning Review that the Government ensure a 25-year rolling supply of residential land, with 15 years’ supply zoned at any one time.

A community consultation process is to be conducted as part of the rezoning so nearby residents in Gawler and the Barossa Valley, as well as other interested parties, can have their say on the proposed development, he says.

“The Rann Labor Government is also committed to detailed structure planning for new areas such as Gawler East, to ensure developers and local councils work together to achieve well-planned and well-serviced suburbs and communities,” Mr Holloway says.

“Through this cooperative approach, the Government can ensure these new housing estates are based on a blueprint that delivers open space for public use, transport routes, community infrastructure and convenient shopping precincts.

“The rezoning and Delfin’s planned residential development also ensures the disused Cemex Australia quarry at Calton Road can be rehabilitated and returned to the community as part of an exciting new housing project.”